



WILLIAM T FUJIOKA  
Chief Executive Officer

County of Los Angeles  
**CHIEF EXECUTIVE OFFICE**

Kenneth Hahn Hall of Administration  
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*"To Enrich Lives Through Effective And Caring Service"*

Board of Supervisors  
GLORIA MOLINA  
First District

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Third District

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Fifth District

September 17, 2013

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

32 September 17, 2013

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:  
HALL OF JUSTICE REPAIR AND REUSE PROJECT  
LOW VOLTAGE AND INFORMATION TECHNOLOGY SYSTEMS  
CAPITAL PROJECT NO. 86630; SPECS. 6649  
FIRST DISTRICT  
(4 VOTES)**

**SUBJECT**

This action will approve the change order for the revised low voltage and information technology systems required for the programmatic and operational needs of the Los Angeles County Sheriff's Department and the District Attorney's Office at the Hall of Justice Repair and Reuse Project.

**IT IS RECOMMENDED THAT THE BOARD:**

Approve and authorize the Director of Public Works, or her designee, to execute a change order for the design and construction of the revised low voltage and information technology systems for a total sum of \$4,182,737 with Clark Construction Group California, LP, at the Hall of Justice Repair and Reuse Project.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approve and authorize the Director of Public Works, or her designee, to execute a change order for the design and construction of the revised low voltage and information technology systems for a total sum of \$4,182,737 with Clark Construction Group California, LP (Clark Construction), at the Hall of

## Justice Repair and Reuse Project (Project).

### Background

The original Project design requirements for the low voltage and information technology systems were based upon a typical commercial office building that consisted of telephone/data outlets, public address system, security cameras, intrusion detection systems, and power receptacles for workstations and offices. As the Project developed with the Sheriff's Department and District Attorney's Office, the scope of work for the low voltage and information technology was further defined and revised to incorporate the necessary system requirements to meet each department's operational needs.

These technology systems are based upon the County's updated specifications and design criteria for data systems, security cameras, card readers, uninterrupted power supply, and fire alarm/life safety systems that require emergency generator electrical backup power supply.

Based on the revised design requirements, the Department of Public Works (Public Works), with the concurrence of the Chief Executive Office, executed design allowance changes for design of the long-lead items related to the generator and the uninterrupted power supply system. These design-allowance changes have been incorporated into the Project budget and changes have been made to Clark Construction's contract.

Clark Construction has submitted cost proposals for the following items:

1. \$2,979,058 for the design and construction of the low voltage work, including the data connections, conduit, cable television, security systems, radio distributed antenna system, digital signage, and stand-alone air conditioning systems for the low voltage and data rooms;
2. \$545,207 for the installation of the emergency generator; and
3. \$658,472 for the construction of the low voltage uninterrupted power supply system.

The total cost for these change orders is \$4,182,737.

### Low Voltage and Information Technology Systems Goals

The Project will comply with each department's programmatic and operational requirements, as well as compliance to current code requirements.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Fiscal Sustainability (Goal 2) by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Lastly, it directs us to provide Integrated Services Delivery (Goal 3) by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services. Rehabilitation of the Project for use by the Sheriff's Department, District Attorney's Office, and the general public is consistent with the strategic plan goals.

### **FISCAL IMPACT/FINANCING**

In 2011, the Board approved a design-build contract with Clark Construction for a contract sum of \$151,218,083. The Board-approved budget includes \$9,000,000 for design completion allowance and \$16,921,917 for change orders. Sufficient funds are available within the current Board-approved budget for this recommended action. The Project Schedule and Budget Summary are included in the Attachment. The \$4,182,737 estimated cost for this change is 2.8 percent of the original contract amount.

As of July 16, 2013, the following changes have been incorporated in Clark Construction's contract: 29 design allowances have been executed in the amount of \$6,033,986, which represents a 3.9 percent increase to the original contract amount; and 22 change orders have been executed in the amount of \$7,609,561, which represents a 5.0 percent increase to the original contract amount.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The contract contains terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

As required by the Board, the Project cost includes 1 percent of design and construction costs, with a maximum of \$1,000,000, to be allocated to the Civic Art Fund per the Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009.

Under Public Contract Code Section 20137, the Board may, on a 4/5's vote, approve a change order that does not exceed 10 percent of the original contract amount. The recommended change order is substantially below the 10 percent threshold.

### **ENVIRONMENTAL DOCUMENTATION**

On June 13, 2006, the Board certified an Environmental Assessment/Environmental Impact Report for the Project. The recommended action is within the scope of the previously certified Environmental Assessment/Environmental Impact Report.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or Projects during the performance of the recommended services.

**CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

DKM:MDS:zu

Enclosures

c: Executive Office, Board of Supervisors  
County Counsel  
Arts Commission  
Auditor-Controller  
District Attorney  
Internal Services  
Public Works  
Sheriff

**ATTACHMENT**

**DEPARTMENT OF PUBLIC WORKS:  
HALL OF JUSTICE REPAIR AND REUSE PROJECT  
LOW VOLTAGE AND INFORMATION TECHNOLOGY SYSTEMS  
CAPITAL PROJECT NO. 86630; SPECS. 6649  
(FIRST DISTRICT) (4 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Phase I Debris Removal	05/21/05*
Phase II Interior Demolition Design	04/04/05*
Phase III Interior Demolition	06/11/07*
Phase IV Rehabilitation Design a) Retrofit b) Rehabilitation Design	01/01/08* N/A
Completion of Remaining Phases V, VI, and VII by Design-Build Delivery	11/17/14
Phase VIII Move In/Start Up/Close Out	12/29/14

\*Indicates completed activity.

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget	Impact of this Action	Revised Budget
Phase I Debris Removal (Complete)	\$ 569,000	\$ 0	\$ 569,000
Phase II Non-Structural Demolition Design	\$ 1,509,500	\$ 0	\$ 1,509,500
Phases III Interior Non-Structural Demolition (Complete) and Phase IV Structural Demolition/Retrofit Design	\$ 12,550,500	\$ 0	\$ 12,550,500
Design-Build/Lease-Lease Back RFP	\$ 2,716,000	\$ 0	\$ 2,716,000
<b>Subtotal</b>	<b>\$ 17,345,000</b>	<b>\$ 0</b>	<b>\$ 17,345,000</b>
Design-Build Phase V-VIII			
Construction			
Base Design-Build Contract	\$ 164,861,630	\$ 4,182,737	\$ 169,044,367
Design Completion Allowance	\$ 2,966,014	\$ 0	\$ 2,966,014
FF&E Allowance	\$ 9,000,000	\$ 0	\$ 9,000,000
Alternate Design Solutions Allowance Not-to-Exceed	\$ 0	\$ 0	\$ 0
Maximum Design-Build Contract	\$ 175,672,706	\$ 4,182,737	\$ 179,855,443
Change Order Contingency	\$ 9,312,356	(\$ 4,182,737)	\$ 5,129,619
Utility Connection Fees	\$ 2,500,000	\$ 0	\$ 2,500,000
Civic Arts (maximum of \$1,000,000)	\$ 1,000,000	\$ 0	\$ 1,000,000
<b>Subtotal</b>	<b>\$ 189,640,000</b>	<b>\$ 0</b>	<b>\$ 189,640,000</b>
Plans and Specifications			
A/E Design-Build Support Services	\$ 1,500,000	\$ 0	\$ 1,500,000
Consultant Services			
Historic Resources Monitoring	\$ 150,000	\$ 0	\$ 150,000
Deputy Inspection	\$ 1,500,000	\$ 0	\$ 1,500,000
Materials Testing	\$ 1,200,000	\$ 0	\$ 1,200,000
Environmental Documents	\$ 150,000	\$ 0	\$ 150,000
Geotechnical Survey	\$ 300,000	\$ 0	\$ 300,000
Project Cost Estimating	\$ 500,000	\$ 0	\$ 500,000
Project Scheduling	\$ 250,000	\$ 0	\$ 250,000
Historic Documentation	\$ 150,000	\$ 0	\$ 150,000
LEED Commissioning	\$ 500,000	\$ 0	\$ 500,000
<b>Subtotal</b>	<b>\$ 4,700,000</b>	<b>\$ 0</b>	<b>\$ 4,700,000</b>

## II. PROJECT BUDGET SUMMARY (Continued)

Budget Category	Project Budget	Impact of this Action	Revised Budget
Miscellaneous Expenditures			
Countywide Contract Compliance	\$ 500,000	\$ 0	\$ 500,000
Printing	\$ 50,000	\$ 0	\$ 50,000
<b>Subtotal</b>	<b>\$ 550,000</b>	<b>\$ 0</b>	<b>\$ 550,000</b>
Jurisdictional Review & Plan Check			
Building and Safety Division	\$ 800,000	\$ 0	\$ 800,000
Regional Planning	\$ 200,000	\$ 0	\$ 200,000
Grading	\$ 200,000	\$ 0	\$ 200,000
Geotechnical Materials Engineering	\$ 150,000	\$ 0	\$ 150,000
County Fire Inspection/Permits	\$ 200,000	\$ 0	\$ 200,000
Health Department	\$ 75,000	\$ 0	\$ 75,000
City of Los Angeles	\$ 1,000,000	\$ 0	\$ 1,000,000
<b>Subtotal</b>	<b>\$ 2,625,000</b>	<b>\$ 0</b>	<b>\$ 2,625,000</b>
County Services			
Construction Inspection Services	\$ 2,170,000	\$ 0	\$ 2,170,000
Construction Inspection Supervision	\$ 600,000	\$ 0	\$ 600,000
Contract Administration	\$ 500,000	\$ 0	\$ 500,000
ISD FOS Trades	\$ 1,500,000	\$ 0	\$ 1,500,000
Project Manager	\$ 1,850,000	\$ 0	\$ 1,850,000
Assistant Project Manager	\$ 1,750,000	\$ 0	\$ 1,750,000
Capital Projects Manager	\$ 500,000	\$ 0	\$ 500,000
Document Control	\$ 800,000	\$ 0	\$ 800,000
Secretarial	\$ 650,000	\$ 0	\$ 650,000
Project Technical Support	\$ 400,000	\$ 0	\$ 400,000
Consultant Contract Recovery	\$ 150,000	\$ 0	\$ 150,000
Project Contingency	\$ 4,555,000	\$ 0	\$ 4,555,000
<b>Subtotal</b>	<b>\$ 15,425,000</b>	<b>\$ 0</b>	<b>\$ 15,425,000</b>
<b>Total</b>	<b>\$ 231,785,000</b>	<b>\$ 0</b>	<b>\$ 231,785,000</b>